

Land For Sale : Goodman Road & Poplar Tent Road at I-85 Exit 52

5.39 Acres Zoned C-2

7323 Poplar Tent Road, Concord, NC 28027



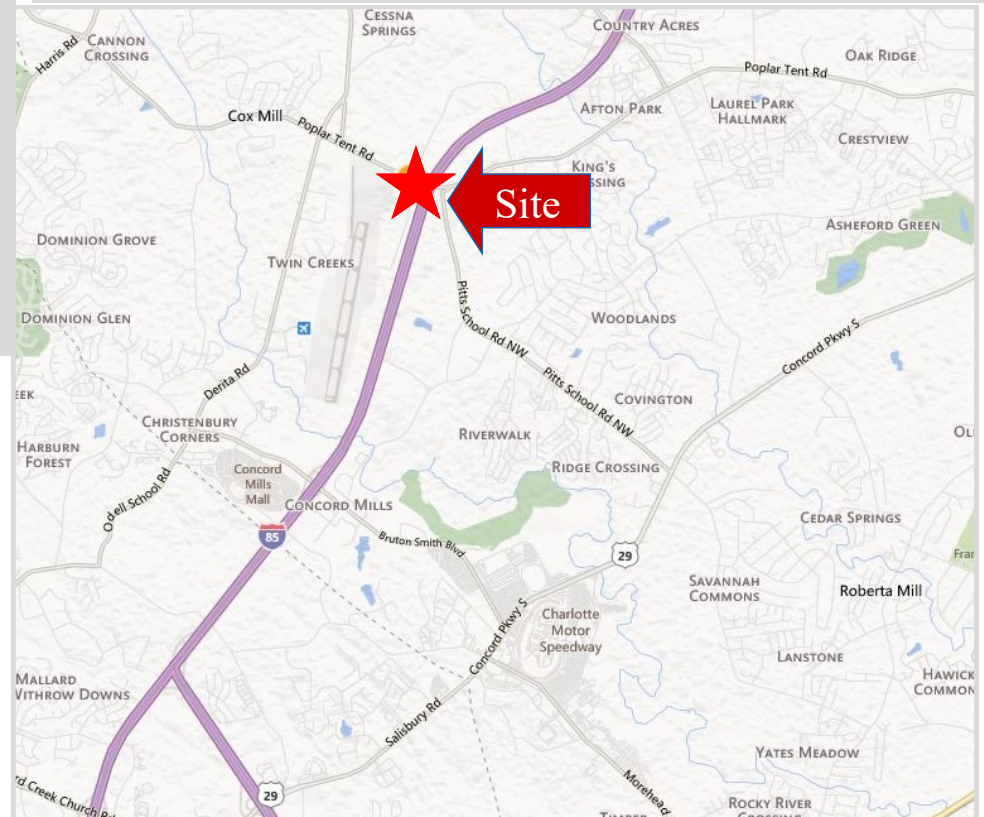
BVBELK
PROPERTIES

Property Overview

- A highly-visible 5.39 AC site located directly off I-85 at exit 52 in Concord. This site is 1 mile north of Concord Mills. NC's #1 tourist destination!
- This site is just 18 minutes from uptown Charlotte and 5 minutes from Lowe's Motor Speedway, the #2 tourist destination in NC!
- Located in the heart of the area's motorsports industry. This site is 1 mile from Concord Regional Airport, featuring a brand-new passenger terminal with expanded flight service.
- New Amazon Distribution Center (222,500 SF) is located 2 miles away on Derita Rd and another Amazon facility is <.25 miles away on Goodman Road
- The newly-renovated Exxon gas station at the intersection of Goodman Road and Poplar Tent Road sits on 1 corner of this site.



View from southern portion of site facing Poplar Tent Road at I-85 ramp



Daily Traffic Counts

- **89,000 vehicles/day on Interstate 85**
- **16,000 vehicles/day on Poplar Tent Rd**

BVBELK
PROPERTIES

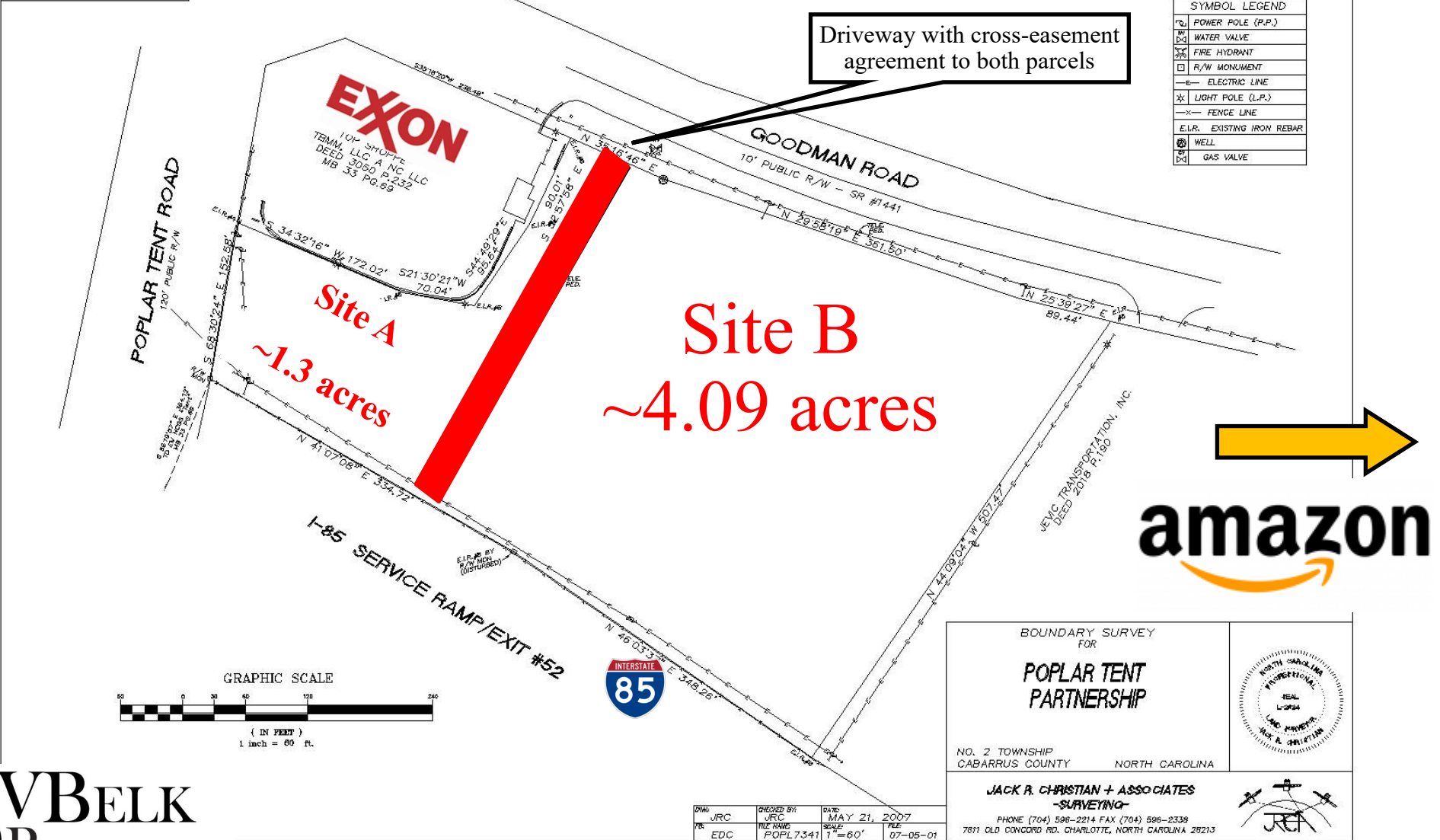
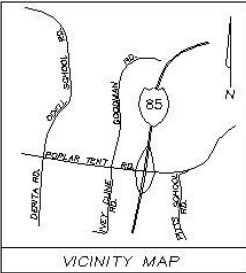
amazon





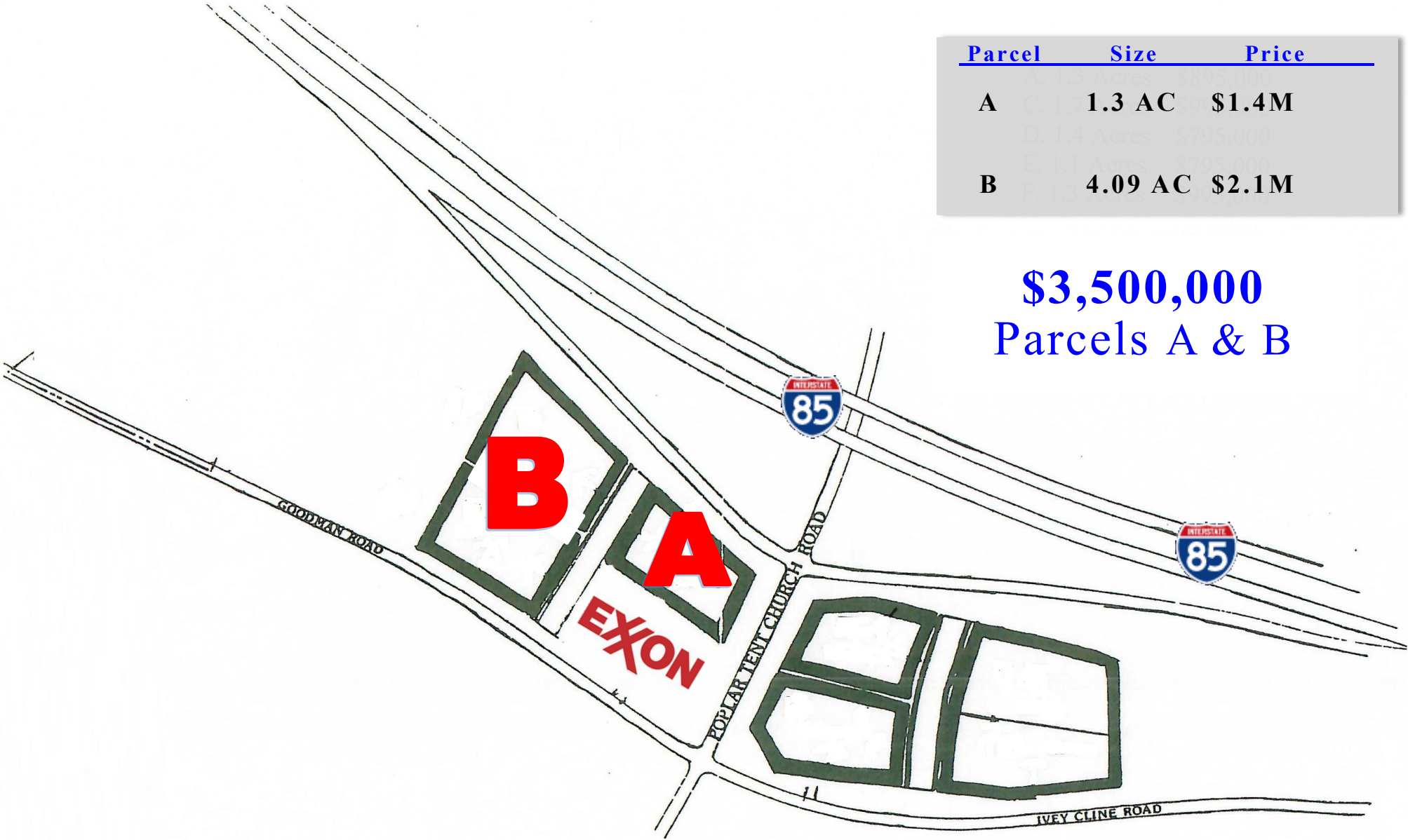
Poplar Tent & Goodman Road Sites

- Property is located at Intersection of I-85 and Poplar Tent Road in Concord, NC at I-85 Exit 52.
- One mile north of Concord Mills and less than five miles from Lowe's Motor Speedway. 1/4 mile from Amazon distribution warehouse
- Property is zoned C-2 (General Commercial District). Acreage can be sold as-is or subdivided as desired.

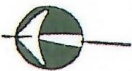


Parcel	Size	Price
A	1.3 AC	\$1.4M
B	4.09 AC	\$2.1M

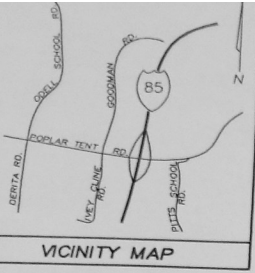
\$3,500,000
Parcels A & B



BVBELK
PROPERTIES



Survey

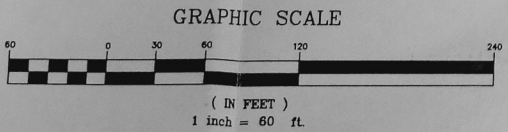


NC GRID (NAD 83)
PER MB 33 P.69

SYMBOL LEGEND	
	POWER POLE (P.P.)
	WATER VALVE
	FIRE HYDRANT
	R/W MONUMENT
	ELECTRIC LINE
	LIGHT POLE (L.P.)
	FENCE LINE
	EXISTING IRON REBAR
	WELL
	GAS VALVE



NOTES:
OTHER RIGHTS OF WAYS OR EASEMENTS
MAY EXIST WHICH MAY NOT BE SHOWN.
TAX ID 4690 36 5186
BASE DEED REFERENCE IS BOOK 650
PAGE 231



BOUNDARY SURVEY
FOR
POPLAR TENT PARTNERSHIP

NO. 2 TOWNSHIP
CABARRUS COUNTY NORTH CAROLINA

JACK R. CHRISTIAN + ASSOCIATES
-SURVEYING-

PHONE (704) 596-2214 FAX (704) 596-2338
7811 OLD CONCORD RD. CHARLOTTE, NORTH CAROLINA 28213

DRAWN: JRC	CHECKED BY: JRC	DATE: MAY 21, 2007
FILE: EDC	FILE NAME: POPL7341	SCALE: 1"=60' FILE: 07-05-01

SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections
 Calculated using Weighted Block Centroid from Block Groups

Demographic Profile 2022

Lat/Lon: 35.4034/-80.6995

RS1

		1 mi radius	3 mi radius	5 mi radius	10 mi radius
705 Goodman Rd					
Concord, NC 28027					
POPULATION	2020 Estimated Population	625	31,086	96,080	415,890
	2025 Projected Population	690	34,269	104,827	451,156
	2010 Census Population	537	22,895	71,387	334,997
	2000 Census Population	365	11,958	37,274	222,309
	Projected Annual Growth 2020 to 2025	2.1%	2.0%	1.8%	1.7%
	Historical Annual Growth 2000 to 2020	3.6%	8.0%	7.9%	4.4%
	2020 Median Age	38.5	36.7	36.0	34.8
HOUSEHOLDS	2020 Estimated Households	286	10,791	34,790	157,959
	2025 Projected Households	306	11,524	37,159	169,257
	2010 Census Households	217	7,901	25,790	125,572
	2000 Census Households	125	4,092	13,588	83,162
	Projected Annual Growth 2020 to 2025	1.4%	1.4%	1.4%	1.4%
	Historical Annual Growth 2000 to 2020	6.5%	8.2%	7.8%	4.5%
RACE AND ETHNICITY	2020 Estimated White	72.5%	68.4%	64.9%	56.9%
	2020 Estimated Black or African American	12.2%	16.1%	20.9%	27.5%
	2020 Estimated Asian or Pacific Islander	11.3%	8.6%	7.5%	6.6%
	2020 Estimated American Indian or Native Alaskan	0.2%	0.4%	0.4%	0.4%
	2020 Estimated Other Races	3.9%	6.5%	6.4%	8.5%
	2020 Estimated Hispanic	4.8%	9.5%	9.3%	11.9%
INCOME	2020 Estimated Average Household Income	\$93,302	\$115,513	\$106,309	\$88,006
	2020 Estimated Median Household Income	\$90,742	\$92,889	\$85,101	\$71,200
	2020 Estimated Per Capita Income	\$42,743	\$40,099	\$38,505	\$33,498
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	0.6%	1.8%	2.0%	3.7%
	2020 Estimated Some High School (Grade Level 9 to 11)	2.5%	3.9%	3.3%	4.9%
	2020 Estimated High School Graduate	18.4%	19.0%	18.5%	19.8%
	2020 Estimated Some College	20.8%	20.5%	20.9%	22.4%
	2020 Estimated Associates Degree Only	8.8%	8.3%	9.9%	10.0%
	2020 Estimated Bachelors Degree Only	31.9%	28.9%	29.2%	25.9%
	2020 Estimated Graduate Degree	16.9%	17.6%	16.2%	13.4%
BUSINESS	2020 Estimated Total Businesses	114	1,349	2,551	15,174
	2020 Estimated Total Employees	1,307	17,906	31,157	155,454
	2020 Estimated Employee Population per Business	11.4	13.3	12.2	10.2
	2020 Estimated Residential Population per Business	5.5	23.0	37.7	27.4